

CITY OF GROSSE POINTE WOODS, MICHIGAN
20025 Mack Plaza Dr.
Planning Commission Meeting
May 27, 2014
7:30 p.m.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. ACCEPTANCE OF AGENDA**
- 5. RECOGNITION OF COUNCIL REPRESENTATIVE/S**
- 6. APPROVAL OF MINUTES:**
Planning Commission – 04/22/14
- 7. SCHEDULE A PUBLIC HEARING: LEGACY OAKS, 850 BRIARCLIFF FOR CONDITIONAL REZONING - JUNE 24, 2014:**
A. Letter of Request – 05/13/14 - Progressive Assocs., Inc. (D. Tosch)
- 8. BUILDING OFFICIAL'S MONTHLY REPORT:**
Building Department Report – April 2014
- 9. COUNCIL REPORT:**
May 5th - Hamborsky
May 19th - Harrell
- 10. INFORMATION ONLY: COUNCIL REPRESENTATIVE FOR NEXT MEETING:**
June - Profeta
- 11. NEW BUSINESS:**
2020 Plan (Hamborsky/Vitale/Fuller/Gilezan)
Special Sign (Vaughn/Fuller/Stapleton)
- 12. PUBLIC COMMENT:**
- 13. ADJOURNMENT:**

IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETINGS ACT) POSTED
AND COPIES GIVEN TO NEWSPAPERS

Notice: The City of Grosse Pointe Woods will provide necessary, reasonable auxiliary aids and services, such as signers for the hearing impaired, or audio tapes of printed materials being considered at the meeting to individuals with disabilities. All such requests must be made at least five days prior to said meeting. Individuals with disabilities requiring auxiliary aids or services should contact the City of Grosse Pointe Woods by writing or calling the A.D.A. Coordinator or the City Clerk's office, 20025 Mack Plaza, Grosse Pointe Woods, MI 48236 (313) 343-2445; or Telecommunications Device for the Deaf (TDD) (313) 343-9249.

NOTE TO PETITIONERS:

Please make every effort to be present at the meeting so that public officials may get the benefit of your input on the matter before them.

Submitted by Gene Tutag, Building Department 313-343-2426

PLANNING COMMISSION
4/22/14 – 009

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON TUESDAY, APRIL 22, 2014, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:32 p.m. by Chair Rozycki.

Roll Call: Chair Rozycki
Fuller, Hamborsky, Harrell, Profeta, Stapleton, Vitale

Absent: Gilezan, Vaughn

Also Present: Building Official Tutag
Recording Secretary Babij Ryska

Motion by Vitale, seconded by Stapleton, that Commission Members Gilezan and Vaughn be excused from tonight's meeting.

MOTION CARRIED by the following vote:

YES: Fuller, Hamborsky, Harrell, Profeta, Rozycki, Stapleton, Vitale
NO: None
ABSENT: Gilezan, Vaughn

Motion by Profeta, seconded by Vitale, that all items on tonight's agenda be received, placed on file, and taken in order of appearance.

MOTION CARRIED by the following vote:

YES: Fuller, Hamborsky, Harrell, Profeta, Rozycki, Stapleton, Vitale
NO: None
ABSENT: Gilezan, Vaughn

The Chair recognized Council Member Ketels, who was in attendance at tonight's meeting.

Motion by Profeta, seconded by Vitale, regarding **Approval of Minutes**, that the Planning Commission and Workshop minutes dated March 25, 2014 be approved.

MOTION CARRIED by the following vote:

YES: Fuller, Hamborsky, Harrell, Profeta, Rozycki, Stapleton, Vitale
NO: None
ABSENT: Gilezan, Vaughn

PLANNING COMMISSION
4/22/14 – 010

The next item on the agenda was the **Proposed Façade Change: Bucci, 20217/20219 Mack Ave.** Building Official Tutag gave an overview of the project noting that the design reflects the Colonial style Architectural Elements mandated by the City Code. Bill Wengel, on behalf of Bucci, was present for questions. Discussion ensued regarding the design concept.

Motion by Stapleton, seconded by Hamborsky, that the Planning Commission approve the **Proposed Façade Change: Bucci, 20217/20219 Mack Ave** as presented, while maintaining flexibility of the material to be used and that the Building Official have the administrative authority to work with the applicant on the final building materials.

MOTION CARRIED by the following vote:

YES: Fuller, Hamborsky, Harrell, Profeta, Rozycki, Stapleton, Vitale

NO: None

ABSENT: Gilezan, Vaughn

The next item on the agenda was the **Building Official's Monthly Report.** Mr. Tutag reported the following:

- Deputy City Clerk Ryska is leaving Grosse Pointe Woods to take a position with Wayne County. She has been a great asset and will be missed.
- Churchill's is moving ahead with the Robusto's site. They will be investing about \$500,000 in improvements to the property.
- American Community Development, developers of the Briarcliff campus, have now indicated their interest in constructing another building similar to the existing structure for more condominiums rather than constructing single-family homes. They will face rezoning and variance applications.
- Planning for the Liggett project is still underway. Variances will be forthcoming for the project. Additionally, traffic studies are being performed.

Regarding the **April 2014 Council Reports:**

- Council Member Ketels informed the Commission that the Council approved language for a Road Construction Bond and Millage for the August ballot.

Commission Member Hamborsky will attend the Council Meetings in May.

Under **New Business**, the following **Subcommittee Reports** were provided:

2020 Plan – Commission Member Hamborsky stated a June Workshop will be scheduled.

Special Sign – Nothing to report.

Motion by Profeta, seconded by Vitale, to adjourn the Planning Commission meeting at 8:09 p.m.
Passed unanimously.

May 13, 2014

LEGACY OAKS CONDOMINIUMS
Grosse Pointe Woods, MI

Developer:
Briarcliff 2014 LLC
20250 Harper Ave
Detroit, MI 4225

LETTER OF INTENT

A. Overview

- The site/parcel is approximately 395,233 sq.ft. or 9,073 acres of net land area, exclusive of right-of-ways, of which 11,248 sq. ft. or 0.258 net acres is located in St. Clair Shores.
- The existing University Liggett Middle School is to be converted to a Residential development (condominiums) that will contain a maximum of twelve (12) dwelling units.
- The ancillary and recreational facilities of the existing school are to be retained for the use of the residents.
- The Development is proposed to be constructed in three (3) separate phases.

Phase I: Six (6) condominium units to be constructed within the first and second floor of the existing structure and construction of private garage spaces. Conversion of the existing single family residence to be incorporated units into the condominium (to be identified as Unit 25).

Phase II: New construction of Six (6) condominium units with attached garage within the configuration of the existing school framework.

Phase III: New construction of twelve (12) condominium units in a single two (2) story building on the vacant property located west of the existing school building.

Environmental Impact Statement
Legacy Oaks Condominiums
Grosse Pointe Woods, MI
May 13, 2014
Page 2

Minimum unit size to be 2,000 sq.ft. Architectural style and detail to complement the existing University Liggett Middle School.

- Final site and landscape design to be in compliance with City of Grosse Pointe Woods ordinances and requirements.
- Preliminary soil investigation indicates that existing sub-surface soils are adequate to accept the moderate loads imposed by the new construction.
- Preliminary engineering review/observation does not indicate any existing wetlands or flood plan boundary. The proposed storm water system will be designed to comply with current City and county criteria.
- All necessary infrastructure utilities are available on Briarcliff Drive or River Road (Storm inlet, Sanitary Sewer, Domestic water main, Gas and Electric and cable service).

B. Project Amenities

- All Dwelling Units to have complete up-graded residential facilities, appliances and finishes.
- Each unit to be custom designed per owners' requirements.
- Building modifications and new construction to comply with requirements of Michigan Building Code/2009.
- Erosion control measures as required by City of Grosse Pointe Woods ordinances and engineering criteria.
- Construction noise abatement to comply with existing City of Grosse Pointe Woods regulations with sensitivity to adjacent neighborhoods.
- Basic residential use and building materials, complement adjacent single family structures.

Environmental Impact Statement
Legacy Oaks Condominiums
Grosse Pointe Woods, MI
May 13, 2014
Page 3

ENVIRONMENTAL IMPACT STATEMENT

Impact of Proposed Development - Analysis Report

A. Physical

- a. Air quality will not be affected or changed from its original condition.
- b. Storm water will be controlled in accordance with City of Grosse Pointe Woods regulations.
- c. Residents and associated residential uses will not increase noise levels.
- d. Site area and parking areas will utilize "shielded/cut-off" light fixtures to prevent light spillage on adjacent properties.
- e. Impact to water and sewer services will be comparable to former use or equivalent to Single Family Residential Use.

B. Social

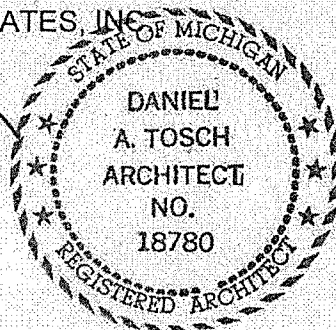
- a. Residential use and building materials will complement the adjacent properties.
- b. Automobile traffic will be reduced from peak school periods.
- c. Residents will utilize existing neighborhood city services, libraries, shopping and liturgical amenities.
- d. Impact to Police and Fire Services will be comparable to former use or equivalent to Single Family Residential Use.

C. Economic

- a. Surrounding Land Values will not be affected as proposed use is similar and complementary.
- b. Off-site public utilities or improvement to adjacent roads will not be required.
- c. All utilities are existing/available at the project site.
- d. Increased tax base/revenue will occur with construction of each phase.

PROGRESSIVE ASSOCIATES, INC.

Daniel A. Tosch
Daniel A. Tosch
President
DAT/gz



**City of Grosse Pointe Woods
BUILDING DEPARTMENT
Monthly Financial Report – April 2014**

Permits Issued:	149	
Rental Certificates:	23	Total: \$ 21,653
Vacant/Foreclosure:	2	

CODE ENFORCEMENT

Abandoned/Foreclosure Compl. Notices Issued:	0
# of Complaints Investigated by Code Enforcement:	31
Closed Due to Compliance:	20
Open for Longer Compliance Time:	11
Citations Issued:	2
Early Trash Notices:	10
Code Violation Notices to Residents:	29
Tall Grass Notices Issued:	0
Stop Work notices to Contractors (working w/o permit):	12
Outside Storage:	10

NEW BUSINESS

Spa in the Woods 21023 Mack (formerly Edwin Paul)
FIT (Fusion Integrated Training), 20169 Mack